

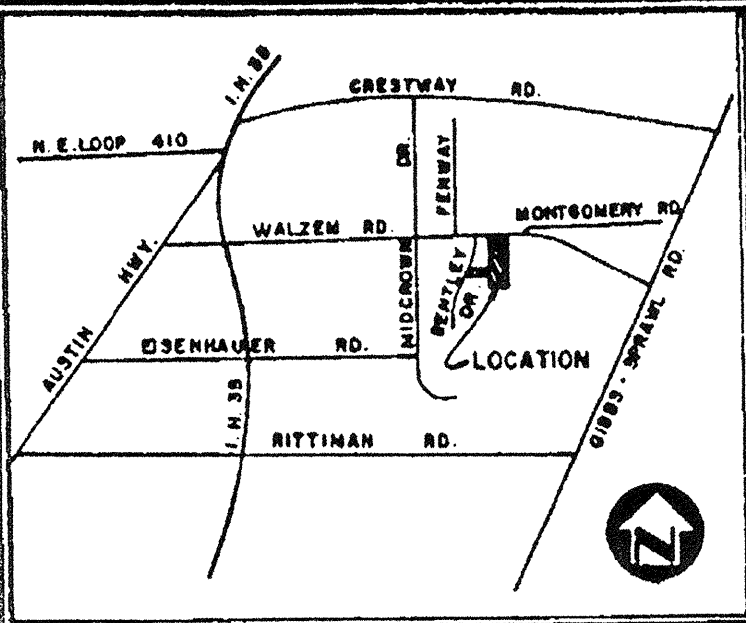
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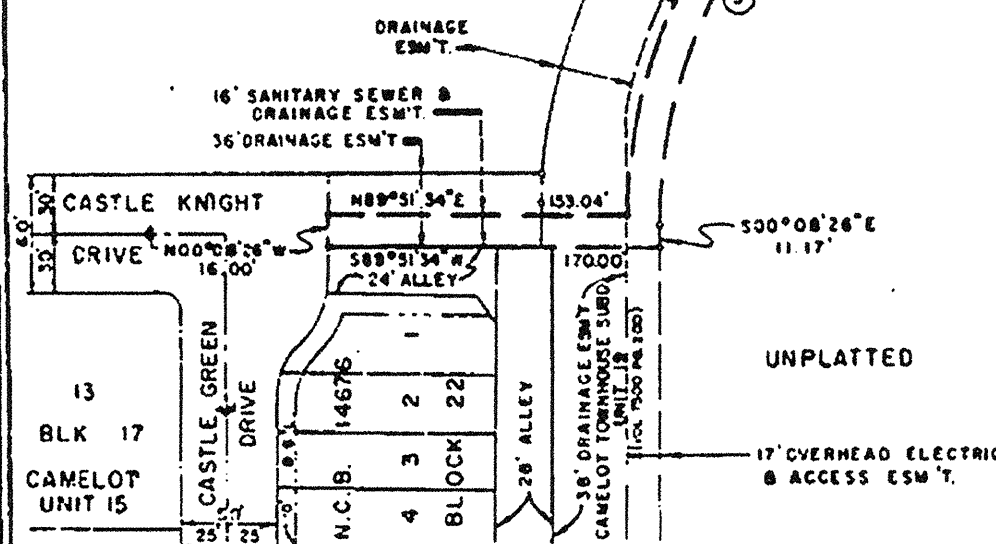
230



LOCATION MAP

CURVE DATA					
NO.	CHORD	DELTA	RADIUS	LENGTH	TAN.
1	4.66	17°53'04"	15.00	4.68	2.36
2	82.94	08°48'27"	370.00	83.01	31.58
3	23.31	101°20'38"	18.00	26.53	16.31
4	246.82	45°22'47"	518.88	253.18	133.65
5	192.18	46°38'04"	247.87	197.33	104.84
6	200.89	44°38'21"	264.67	206.05	108.56
7	233.80	46°22'47"	302.44	239.72	128.54
8	109.05	23°44'37"	264.67	109.83	55.72
9	57.55	13°28'20"	245.00	57.68	28.97

ED WHITE JUNIOR
HIGH SCHOOL



CAMELOT TOWNHOUSE SUBDIVISION UNIT 19

SCALE 1" = 100'

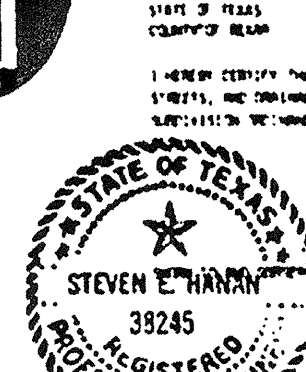
INDICATES IRON PIN SET



WFC CASTILLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners

DRAWN BY NCB JV
JOB ORDER NO 44387D

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (SEE PUBLIC SERVICE RECORD 15) HAS DESIGNATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED IN THIS PLAT AS "ELECTRIC EASEMENT" AND "GAS EASEMENT". THESE EASEMENTS INCLUDE EASEMENTS FOR INSTALLING, MAINTAINING, REPAIRING, REPLACING, REMOVING, MOVING, AND ERECTING POLES, HANGING OR RAILING WIRES, CABLES, CONDUITS, PARALLELS, AND OTHER NECESSARY APPURTENANCES, INCLUDING THE RIGHT OF ACCESS AND EGRESS OVER ANY ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND ADJACENT-TO-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PLANTS THEREON, OR OTHER OBSTRUCTIONS, WHICH INTERFERE OR MAY INTERFERE WITH THE EFFECTIVENESS OF SAID LINES TO TRANSMIT ELECTRICITY, GAS, OR OTHER UTILITY, AND TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, REMOVE, OR OTHERWISE USE ANY OTHER FACILITIES NECESSARY TO THE EFFECTIVE OPERATION OF SAID LINES.
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (SEE PUBLIC SERVICE RECORD 15) HAS DESIGNATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED IN THIS PLAT AS "ELECTRIC EASEMENT" AND "GAS EASEMENT". THESE EASEMENTS INCLUDE EASEMENTS FOR INSTALLING, MAINTAINING, REPAIRING, REPLACING, REMOVING, MOVING, AND ERECTING POLES, HANGING OR RAILING WIRES, CABLES, CONDUITS, PARALLELS, AND OTHER NECESSARY APPURTENANCES, INCLUDING THE RIGHT OF ACCESS AND EGRESS OVER ANY ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND ADJACENT-TO-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PLANTS THEREON, OR OTHER OBSTRUCTIONS, WHICH INTERFERE OR MAY INTERFERE WITH THE EFFECTIVENESS OF SAID LINES TO TRANSMIT ELECTRICITY, GAS, OR OTHER UTILITY, AND TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, REMOVE, OR OTHERWISE USE ANY OTHER FACILITIES NECESSARY TO THE EFFECTIVE OPERATION OF SAID LINES.
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Steven E. Hanna
REGISTERED PROFESSIONAL ENGINEER

Notarized before me this 20th day of JULY, 1987.

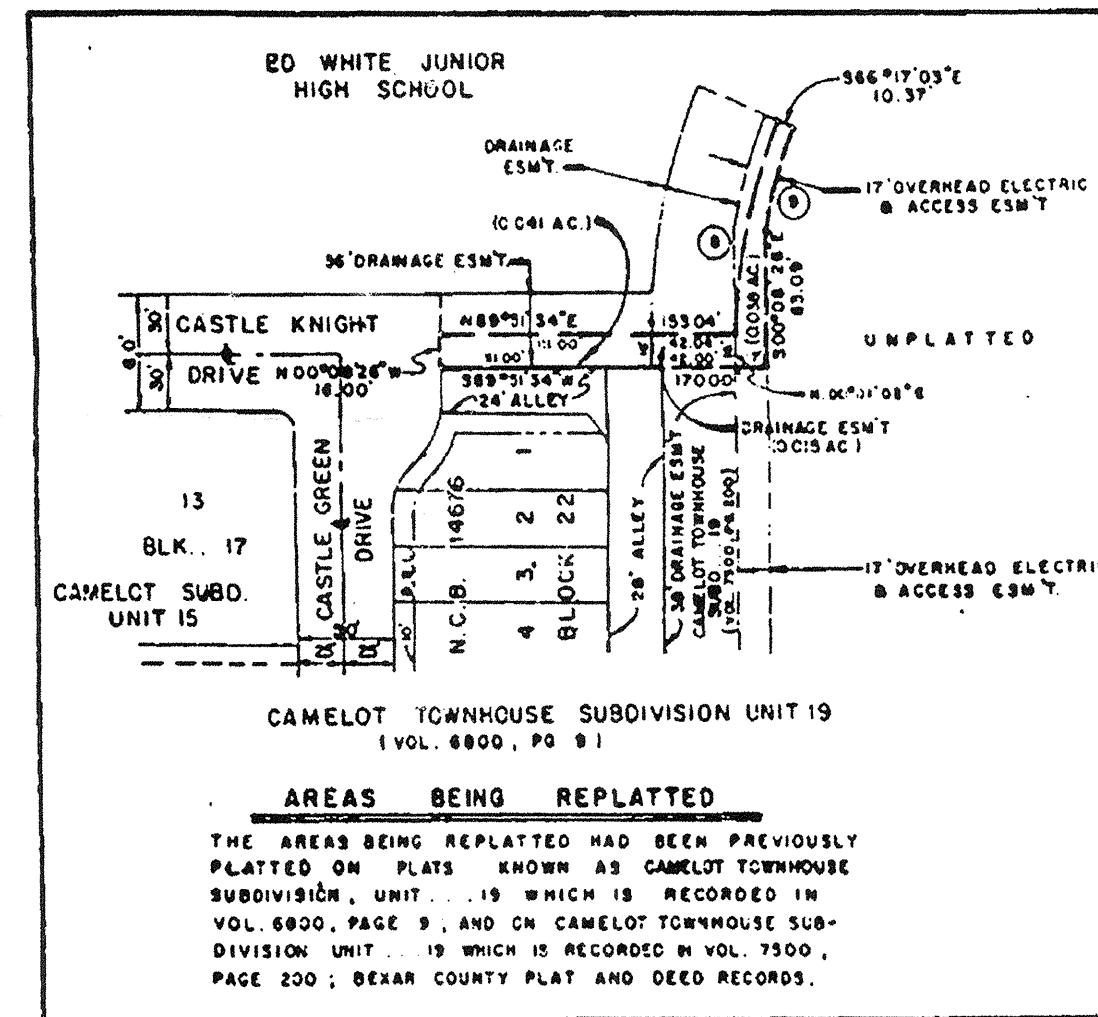
Arthur E. Wright
NOTARY PUBLIC

Steven E. Hanna
REGISTERED PROFESSIONAL ENGINEER

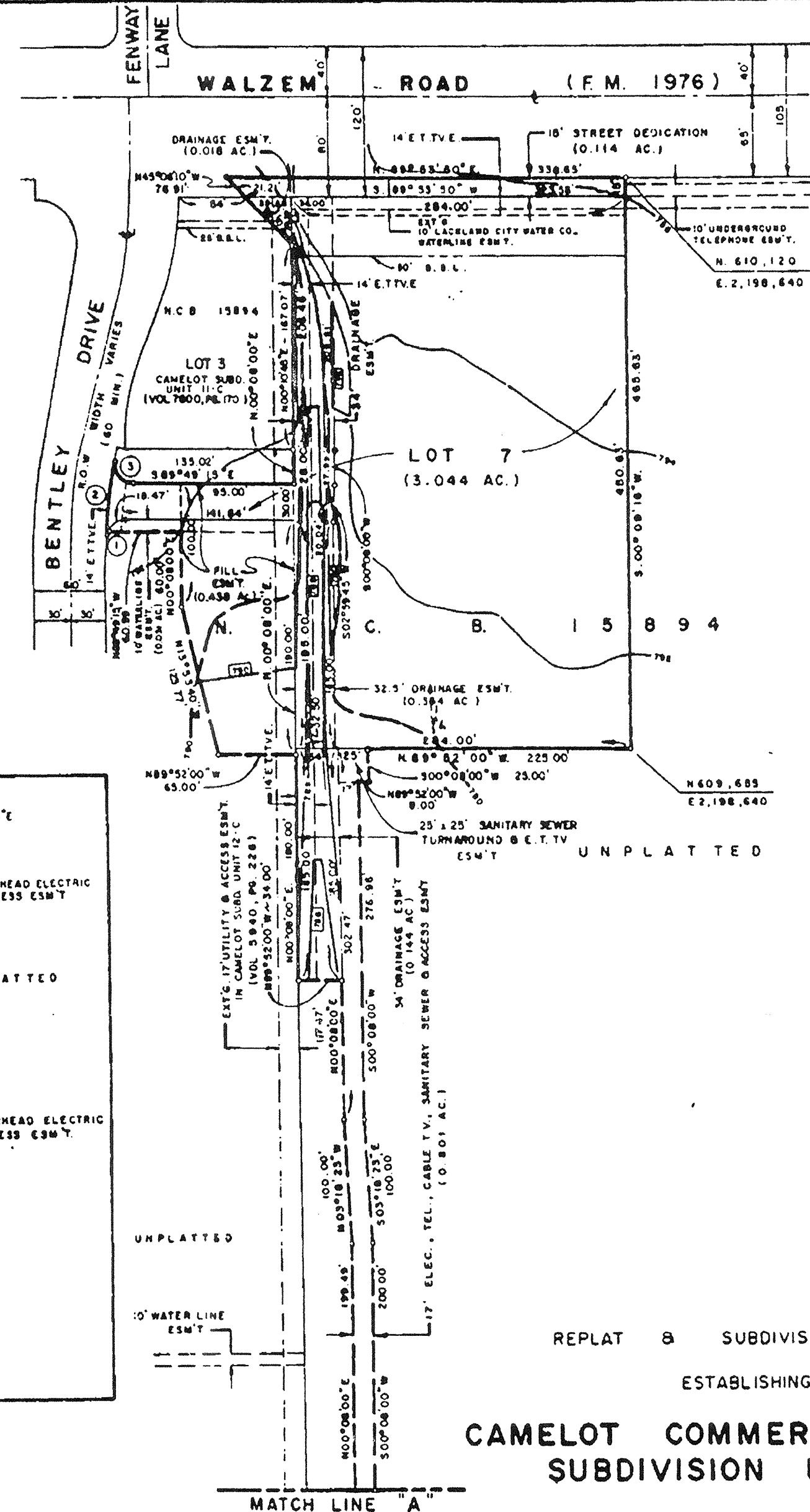
Notarized before me this 20th day of JULY, 1987.

Arthur E. Wright
NOTARY PUBLIC

MATCH LINE "A"



AREAS BEING REPLATTED
THE AREAS BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON PLATS KNOWN AS CAMELOT TOWNHOUSE SUBDIVISION, UNIT 19, WHICH IS RECORDED IN VOL. 6800, PAGE 9, AND ON CAMELOT TOWNHOUSE SUBDIVISION UNIT 19, WHICH IS RECORDED IN VOL. 7500, PAGE 200; BEXAR COUNTY PLAT AND DEED RECORDS.



MATCH LINE "A"

REPLAT & SUBDIVISION PLAT
ESTABLISHING

CAMELOT COMMERCIAL SITES SUBDIVISION UNIT 5

BEING A REPLAT OF A PORTION OF CAMELOT TOWNHOUSE SUBDIVISION UNIT 19, BEING A PORTION OF A 36' DRAINAGE ESM'T (0.041 AC) AND PORTIONS OF CAMELOT TOWNHOUSE SUBDIVISION UNIT 19, BEING A 38' DRAINAGE ESM'T (0.015 AC) AND A PORTION OF A 17' OVERHEAD ELEC. & ACCESS ESM'T (0.038 AC) AND A SUBDIVISION PLAT OF CAMELOT COMMERCIAL SITES SUBDIVISION UNIT 5, CONSISTING OF 4.413 ACRES OF LAND OUT OF N.C.B. 15894, SAN ANTONIO, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 4.507 ACRES OF LAND.

STATE OF TEXAS
COUNTY OF BEXAR

NOTARIZED before me this 20th day of JULY, 1987.

Arthur E. Wright
NOTARY PUBLIC

Steven E. Hanna
REGISTERED PROFESSIONAL ENGINEER

Notarized before me this 20th day of JULY, 1987.

Arthur E. Wright
NOTARY PUBLIC

VRP# 04-02-065



file

City of San Antonio
New
Vested Rights Permit
APPLICATION

Permit File: # 04-02-065
Assigned by city staff

Date: 02/10/03

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: Earl & Associates, P.C. on behalf of Alamo Area Mutual Housing Assoc. Phone: (210) 222-1500 Fax: (210) 222-9100

Address: 111 Soledad, Suite 1111, San Antonio, TX Zip code: 78205

Engineer/Surveyor: Maestas & Bailey, Inc. Phone: (210) 366-1988 Fax: (210) 366-1988

Address: 518 East Ramsey, Suite 204, San Antonio, TX Zip code: 78216

1. Name of Project: The Meadows of Bentley Drive.
2. Site location or address of Project: 13.636 acre tract located on Bentley Drive

3. Council District 2nd ETJ Over Edward's Aquifer Recharge? () yes ☒ no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

Multifamily Apartment Complex

5. What is the date the applicant claims rights vested for this Project? October 4, 2001

6. What, if any, construction or related actions have taken place on the property since that date?
rezoning, plat application, site preparation

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: Vacating Declaration Date of Application: _____

Permit Number: N/A Date issued: October 4, 2001

Expiration Date: N/A Acreage: 0.438

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

Zoning Application No. Z2003038 submitted February 14, 2003 and approved April 10, 2003

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Habib H. Erkan, Jr. Signature: [Signature] Date: 2/10/04

Permit File # 04-02-065

Sworn to and subscribed before me by Habib H. Erkan, Jr. on this 10th day of February in the year 2004, to certify which witness my hand and seal of office.



Ann M Roach
Notary Public, State of Texas

City of San Antonio use

Permit File: # _____
Assigned by city staff

Date: _____

☒ Approved

☐ Disapproved

Review By: *[Signature]*

Date: 2/27/02

Comments: As of October 5, 2001
for subject on VAP application



City of San Antonio

Vested Rights Permit APPLICATION

Permit File: # VRP 04-02-65

Received: February 19, 2004

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Planning Department decide this application in the following manner:

X Approval

☐ Disapproval

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.

Reviewed By:


Norbert J. Hart
Assistant City Attorney

Date: February 25, 2004

Comments: Recommend approval effective October 5, 2001.

DEV. SERVICES
2004 FEB 27 P 2:57

February 10, 2004

Mr. Michael Herrera
Planner II
Development Services Department
City of San Antonio
1901 S. Alamo St., 2nd Floor
San Antonio, TX 78204

Via Hand-Delivery

Mr. Tom Shute
Assistant City Attorney
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Re: Vested Rights Permit Application for approximately 13.636 out of NCB 15894
BLK LOT P-10E (1.39AC), P-10F (11.974AC) & P-10M (0.272AC) and located on
Bentley Drive

Dear Messrs.:

On behalf of our clients, Alamo Area Mutual Housing Association Inc., a not-for-profit corporation, please accept this application for recognition of vested rights for a multi-family residential complex (apartments) project (hereinafter referred to as the "project") at the above referenced location.

This request is made pursuant to the provisions of the City of San Antonio's Unified Development Code Chapter 35, Article VII, Division 2, entitled ("Vested Rights"). In accordance with Section 35-111(b)(2) and applicable provisions of the Texas Local Government Code Chapter 245, the undersigned is submitting a **vacating declaration for a 0.438 acre fill easement out of Camelot Commercial Sites Subdivision, Unit 5**, as the first permit, in a series of permits necessary for the development and completion of the project. Please note the filing of the vacating declarations was necessary in order to remove the fill easement that encumbered the project location so that the project could be initiated. At the bequest of our client the beneficiaries of the fill easements (SFD Camelot Properties Ltd. and the Pep Boys of California) executed the fill easement vacating declaration on April 23, 2001 and July 12, 2001 respectively. The executed fill easements were duly submitted to the City of San Antonio's development services department by our client's engineer, on behalf of our client; and were approved by the City of San Antonio on **October 4, 2001**. Subsequently, on **February 14, 2003** our client submitted zoning case No Z20030 in order to obtain the required "MF-33" zoning designation on that portion of P-10E, that was formally

04 FEB 18 AM 10:00
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR



designated "C-3". On **April 10, 2003**, City Council passed and approved Ordinance No. 97447, which rezoned the aforementioned P-10E parcel as requested by my client.

As previously stated the City's approval of the vacating declarations were the first permits necessary for this project to go forward. Moreover, the second permit required was the rezoning of 1.246 of the project site to "MF-33." This fact is evidenced by the **February 18, 2003**, letter from Raul P. Tijerina, Planner 1 Department of Development Services, to my client which reads in relevant part:

"The land zoned under the "MF-33" Multiple Family residence District allows for your proposed development of an apartment community, **however, the land zoned "C-3" Commercial District will have to be rezoned "MF-33" in order to accommodate the entire 208 unit development as proposed.**" Emphasis added.

Thereafter, on **December 4, 2003**, my client's engineer submitted plat application number 040112 for the purposes of platting the project site. These documents cumulatively, demonstrate my client's continued effort to develop this project.

Consequently, based on the foregoing information, I am requesting that the City acknowledged that the subject property enjoys "vested rights" as of no later than **October 4, 2001**, the date of City approvals of vacating declarations. Please find enclosed herewith a check for \$160.00 to cover the cost associated with processing this review and duplicate copies of the following:

1. Vested Rights Permit Application;
2. Zoning ordinance No. 97447, passed and approved April 10, 2003,
3. Vacating declaration executed April 23, 2001 and approved by the City on October 4, 2001
4. Vacating declaration executed July 12, 2001 and approved by the City on October 4, 2001
5. Replat of Camelot Commercial Sites Subdivision Unit 5, showing the "fill easement" that is the subject of the above noted vacating declarations highlighted in yellow;
6. Plat application for project dated December
7. City of San Antonio Zoning Map taken from City of San Antonio web page;
8. Bexar County Appraisal District Property Search information taken from www.bcad.org;
9. Bexar County Appraisal District Tax Map taken from www.bcad.org;
10. Formal application for change of zoning.



If you have any questions regarding this matter, please do not hesitate to contact the undersigned.

Sincerely,
EARL & BROWN, P.C.

By: 

Habib H. Erkan, Jr.

f:4369.001/herrerashute ltr.doc
Enclosures

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 FEB 18 AM 10:00



4C

AN ORDINANCE

97447

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES
THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF
SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND
REZONING CERTAIN PROPERTY DESCRIBED HEREIN.

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Section 35-304 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z2003038

The rezoning and reclassification of property from "C-3" Commercial District to "MF-33" Multi-Family District on the property listed as follows:

1.246 acres out of NCB 15894

Field notes describing the above mentioned tract are attached hereto and incorporated herein for all purposes.

SECTION 2. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35 -491.

SECTION 3. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance is not severable.

PASSED AND APPROVED THIS 10th DAY OF April 20 03

MAYOR:

EDWARD D. GARZA

ATTEST:

City Clerk

APPROVED AS TO FORM:

CITY ATTORNEY

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 FEB 18 AM 10:00

3129

32-61 53
1110

DATE 2/11/04

\$ 160.00

DOLLARS

MP

EARL & BROWN P.C.
A PROFESSIONAL CORPORATION
111 SOLEDAD, SUITE 1114 210-222-1500
SAN ANTONIO, TX 78205

PAY
TO THE
ORDER OF

City of San Antonio

One hundred sixty and 00/100

[Signature]

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

156669968011

00312911110006141

BANKONE

Bank One, NA
Dallas, Texas 75201
www.BankOne.com